

COMMITTEE AMENDMENT FORM

DATE: 7/30/08

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #08-O-1146 SECTION (S)

RESOLUTION I. D. #08-R- PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING JUNE 30, 2008.

AMENDMENT DONE BY COUNCIL STAFF 7/30/08

City Council
Atlanta, Georgia

08-O-1146

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

U-08-20

AN ORDINANCE AMENDING ORDINANCE 07-O-0633 (U-07-01) ADOPTED BY THE CITY COUNCIL ON MAY 21, 2007 AND APPROVED BY THE MAYOR ON MAY 29, 2007 WHICH GRANTED A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY FOR PROPERTY LOCATED AT 2045 GRAHAM CIRCLE, S.E. AND 1017 FAYETTEVILLE ROAD, S.E. FOR THE PURPOSE OF A SITE PLAN AMENDMENT. DEPTH: VARIES. AREA: 2.145 ACRES. LAND LOT 147, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.

NPU-W

COUNCIL DISTRICT 5

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.08.005 (1) (f) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for an Assisted Living Facility is hereby amended ~~for property located at 2045 Graham Circle, S.E. and 1017 Fayetteville Road, S.E. Said use is granted to CHRIS KIDS, INC., to wit:~~

ALL THAT TRACT or parcel of land lying and being in Land Lot 147, 15th District, Dekalb County, Georgia being more particularly described by the attached legal description and/or map.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for U-08-20 for 2045 Graham Circle, S.E. and 1017 Fayetteville Rd., S.E.

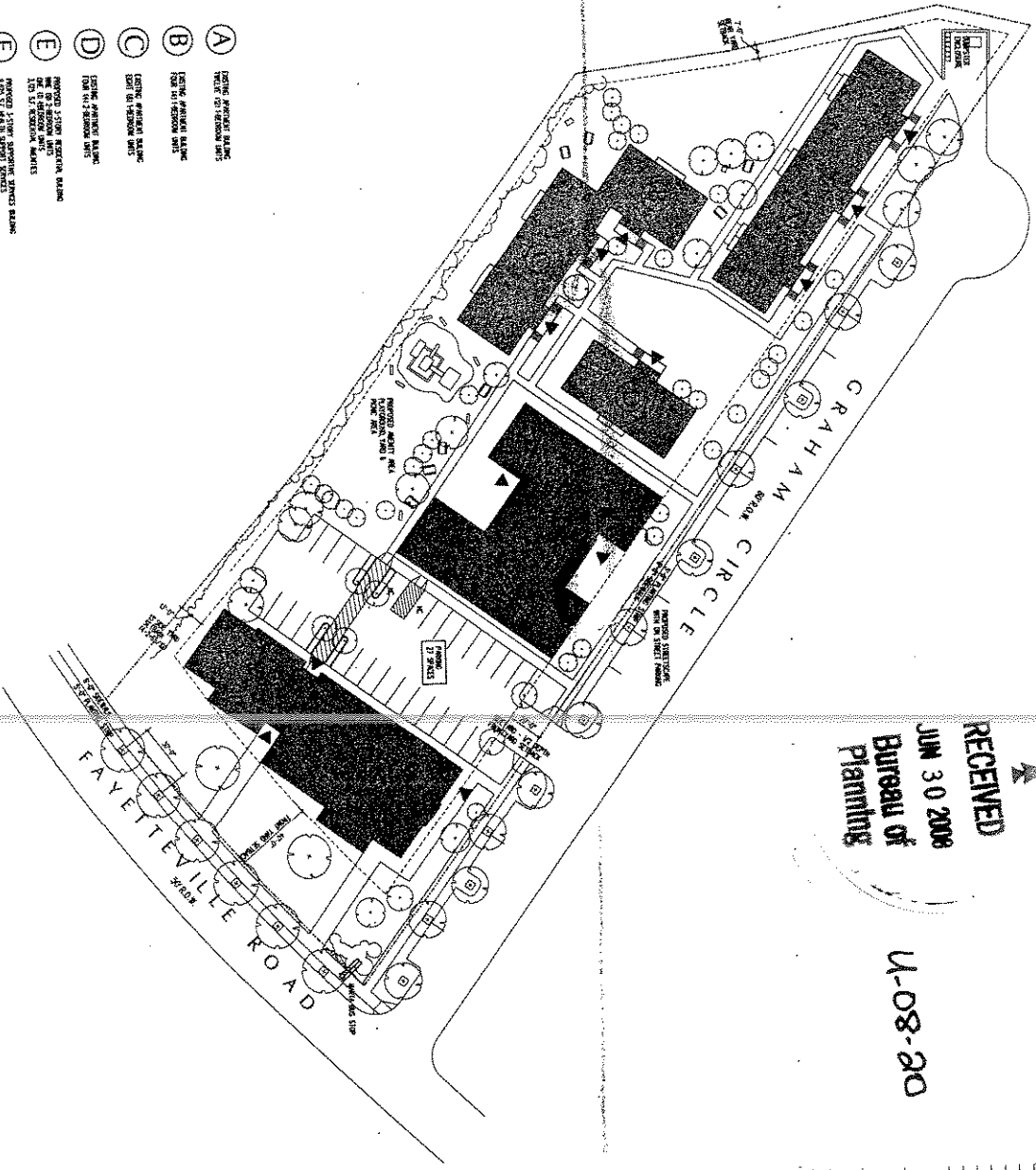
1. The site plan submitted by the applicant titled "Chris Kids Zoning Plan" last revised 06-19-08 and marked received by the Bureau of Planning on 6-30-08.
2. The special use permit shall be valid only as long as Chris Kids Properties is the applicant/operator.

CHRIS KIDS CONCEPT PLAN

2045 GRAHAM CIRCLE, ATLANTA, GA

RECEIVED
JUN 30 2006
Bureau of
Planning

U-08-20



PROJECT DATA

Building	Area	Use
Building A	12,777	Residential
Building B	4,256	Residential
Building C	8,500	Residential
Building D	4,334	Residential
Building E (PDS)	10,970	Residential
Building F (Common Area and Non-Residential)	7074	Residential
Building F (Non-Residential)	8025	Office S.F. 8025

GROSS LOT AREA	94,028	28,612 RES. S.F.
SITE	4981	1,806 RES. S.F.
1/2 RAMP	8100	1,741 RES. S.F.
1/2 RAMP	8100	1,741 RES. S.F.
TOTAL	16,181	COMBINED F.R. + .405

RESIDENTIAL PARKING REQUIRED (4,000 S.F. X 18 UNITS)	72,000 S.F.
OFFICE PARKING REQUIRED (1,000 S.F. X 60 SPACES)	60,000 S.F.
TOTAL PARKING REQUIRED	132,000 S.F.
TOTAL PARKING PROVIDED	132,000 S.F.
PARKING PROVIDED ON SITE	132,000 S.F.
NET LOT AREA	94,028 S.F.
GROSS TIGHTENED AREA	14,400 S.F.
GROSS PAVED AREA (AS SHOWN) - 20% TIGHTENED	6,832 S.F.
TOTAL LOT COVERAGE	41,232 S.F. 43.5

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN AND THE PROVIDED CALCULATIONS COMPLY WITH APPLICABLE CITY OF ATLANTA ZONING REQUIREMENTS FOR ZONING DISTRICT NO. 3 EXCEPT AS NOTED.

1 ZONING SITE DIAGRAM



City Council
Atlanta, Georgia

08-0 -1146

U-08-20

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE AMENDING ORDINANCE 07-O-0633 (U-07-01) ADOPTED BY THE CITY COUNCIL ON MAY 21, 2007 AND APPROVED BY THE MAYOR ON MAY 29, 2007 WHICH GRANTED A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY FOR PROPERTY LOCATED AT 2045 GRAHAM CIRCLE, S.E. AND 1017 FAYETTEVILLE ROAD, S.E. FOR THE PURPOSE OF A SITE PLAN AMENDMENT. DEPTH: VARIES. AREA: 2.145 ACRES. LAND LOT 147, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.

NPU-W

COUNCIL DISTRICT 5

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.08.005 (1) (f) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for an Assisted Living Facility is hereby amended for property located at 2045 Graham Circle, S.E. and 1017 Fayetteville Road, S.E. Said use is granted to CHRIS KIDS, INC., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 147, 15th District, Dekalb County, Georgia being more particularly described by the attached legal description and/or map.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

U-08-20

LEGAL DESCRIPTION
CHRIS HOMES PROPERTIES, INC.

RECEIVED
MAY 13 2008
Bureau of
Planning

All that tract or parcel of land lying and being in Land Lot 147 of the 15th Land District, City of Atlanta, DeKalb County, Georgia, said tract or parcel of land being more particularly described as follows;

BEGINNING at a point at the intersection of the southwesterly right-of-way line of Graham Circle (60 ft right-of-way) and the northwesterly right-of-way line of Fayetteville Road (Apparent 45 foot right-of-way), said point being located 0.66 feet northwest of a 3/4" open top pipe found.

THENCE the following courses and distances along the northwesterly right -of-way line of Fayetteville Road.

Along a curve to the right having a radius of 1130.13 feet and an arc length of 73.28 feet, being subtended by a chord of South 46 degrees 46 minutes 51 seconds West for a distance of 73.27 feet to a point.

THENCE along a curve to the right having a radius of 1130.13 feet and an arc length of 125.97 feet, being subtended by a chord of South 51 degrees 49 minutes 54 seconds West for a distance of 125.90 feet to a point, said point being located northwest 2.77 feet from a 3/4" open top pipe found.

THENCE North 47 degrees 51 minutes 22 seconds West for a distance of 154.06 feet leaving the northwesterly right-of-way line of Fayetteville Road to a 1/2" open top pipe found (bent).

THENCE North 53 degrees 23 minutes 25 seconds West for a distance of 76.22 feet to a 1" crimp top pipe found.

THENCE North 53 degrees 26 minutes 02 seconds West for a distance of 10.99 feet to a point.

THENCE North 53 degrees 26 minutes 02 seconds West for a distance of 2.85 feet to an angle iron found.

THENCE North 53 degrees 14 minutes 36 seconds West for a distance of 134.81 feet to a 1" solid rod found.

THENCE North 49 degrees 43 minutes 05 seconds West for a distance of 22.77 feet to an angle iron found on the easterly right-of-way line of Interstate I-20 (variable right-of-way).

THENCE the following courses and distances along the easterly right-of-way line.

North 03 degrees 32 minutes 46 seconds West for a distance of 41.32 feet to a 1/2" iron pin found.

THENCE North 08 degrees 27 minutes 45 seconds West for a distance of 38.91 feet to a concrete right-of-way monument found.

THENCE North 10 degrees 19 minutes 34 seconds West for a distance of 100.52 feet to a concrete right-of-way monument found.

THENCE North 10 degrees 27 minutes 36 seconds East for a distance of 53.37 feet to a concrete right-of-way monument found.

THENCE North 03 degrees 41 minutes 14 seconds West for a distance of 5.60 feet to a 1/2" iron pin found (bent).

U-08-20

RECEIVED
MAY 13 2008
Bureau of
Planning

THENCE South 53 degrees 06 minutes 34 seconds East for a distance of 71.44 feet leaving the easterly right-of-way line of Interstate I-20 to a 1/2" iron pin found located at the southwest corner of Graham Circle.

THENCE the following courses and distances along the southwesterly right-of-way line of Graham Circle.

South 53 degrees 12 minutes 31 seconds East for a distance of 245.09 feet to a 1" open top pipe found.

THENCE South 53 degrees 01 minutes 45 seconds East for a distance of 285.18 feet to a point at the intersection of the northwesterly right-of-way line of Fayetteville Road, said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 93,431 square feet or 2.145 acres and being shown as Tracts 1, 2, and 3, on survey for CHRIS HOMES PROPERTIES, INC., prepared by Valentino & Associates, Inc. dated March 19, 2007.

RCS# 2018
6/02/08
3:26 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

08-O-1134, 1135, 1136, 1137, 1138, 1139, 1140
1141, 1142, 1143, 1144, 1145, 1146,
REFER ZRB/ZONE

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 1

Y Smith
Y Hall
Y Young
B Winslow

Y Archibong
Y Fauver
Y Shook
Y Muller

Y Moore
Y Martin
Y Maddox
Y Sheperd

NV Mitchell
NV Norwood
Y Willis
NV Borders

MULTIPLE